

# COUNTY OF YORK

## MEMORANDUM

**DATE:** September 7, 2005 (PC Mtg. 9/14/05)

**TO:** York County Planning Commission

**FROM:** Timothy C. Cross, AICP, Principal Planner

**SUBJECT:** York County Comprehensive Plan Update – *Charting the Course to 2025*

### ISSUE

The Comprehensive Plan Review Steering Committee completed its work on the Comprehensive Plan update on July 20, and the draft plan was mailed to the Planning Commission members on July 27. The draft plan was subsequently posted on the project web site ([www.yorkcounty.gov/2025](http://www.yorkcounty.gov/2025)) along with a comment form to enable citizens to email their comments to the Planning Division. In addition, copies of the plan were placed in all four York County and Williamsburg-James City County libraries and in the Planning Division office for public review.

The Planning Commission conducted a public hearing on the draft plan on August 24. Advertisement and notification of the public hearing were in accordance with the requirements set forth in the *Code of Virginia*. A total of 17 County residents and non-resident property owners spoke at the public hearing. In addition, the Planning Division staff has received comments on the draft plan in person and via email, mail, and telephone from twelve citizens and property owners, some of whom also spoke at the public hearing.

Based on the comments that have been received, staff has identified the following issues for the Commission's consideration in reviewing and deliberating over the draft plan:

#### 1. Skimino Land Use Designations

Throughout the review process many Skimino area residents have expressed strong opposition to commercial development on the east side of Interstate 64 in the area of the Lightfoot interchange. At the public hearing, four spokespersons for the many Skimino residents in attendance addressed the Commission and offered alternative language regarding the Mixed-Use overlay designation and the sub-area description for Skimino. Two property owners who own land that is currently designated for General Business also spoke in support of retaining opportunities for commercial uses. The draft plan recommends redesignating the General Business node at the intersection of Fenton Mill and Newman Roads to Limited Business and shifts the node in a southward direction while adding a Mixed-Use overlay designation to the undeveloped area bounded by Fenton Mill, Barlow, and Newman Roads.

2. Colonial Williamsburg Foundation Property

The Colonial Williamsburg Foundation has expressed to the staff, the Steering Committee, and the Commission its desire that there be no change to the existing land use designations for its property bounded by East Rochambeau Drive, Route 143, Route 132, Bypass Road, and Waller Mill Road. The draft plan recommends changing the designations from Economic Opportunity to Limited Business along Route 132; from Medium Density Residential to Low Density Residential along Waller Mill Road; and from General Business to Limited Business along Bypass Road.

3. Baptist Road Land Use Designation

Representatives of a family that owns property on Baptist Road in the Lackey area have expressed opposition to the proposed Low Density Residential designation of their property, citing the impact on property values and a desire to see affordable housing developed on the property. A residential developer who resides in Newport News and owns or has options on much of the land in the area also opposes the proposed change, expressing concern about the economic loss to the property owners that would result from the proposed redesignation. The draft plan recommends that the property be redesignated from High Density Residential to Low Density Residential based on access limitations.

4. Airport Expansion

Residents of the Kentucky Heights subdivision off of Oriana Road have expressed concern about the proposed expansion of Newport News/Williamsburg International Airport. The draft plan recommends redesignating these properties from Low Density Residential to Limited Industrial to accommodate the extension of Runway 2-20.

5. Whispering Pines/Yorkville Road Connector

Several citizens who reside either in the Whispering Pines subdivision or on Charles Road have sent emails to the Planning Division stating that they oppose any connection between the streets in Whispering Pines (Whispering Way and Beach Road) and Yorkville Road. Both Whispering Way and Beach Road are platted as "stub streets" with the intention that they could be extended to adjacent properties. The draft plan recommends that as the residential property between Whispering Pines and Yorkville Road develops, there should ultimately be some sort of street connection so that residents in the heavily populated area on the south side of Yorkville Road will have a secondary means of ingress and egress.

6. Pete Henderson Property

A family that owns approximately 66 acres on Mooretown Road has requested a Medium Density Residential designation. The draft plan recommends redesignating this property and the adjacent parcel owned by the City of Williamsburg from Low

Density Residential to Limited Industrial along the frontage and Conservation to the rear where they abut the Waller Mill Reservoir.

## 7. Population Densities

Members of the real estate and development community have questioned the 80,000-resident “maximum build-out population” set forth in the current plan and retained, based on citizen input, in the draft plan. In support of higher densities they have cited the diminishing supply of developable land and the need for affordable housing.

Other potential discussion items for the Commission, in addition to others that any of the members wishes to raise, include those areas where the Steering Committee has proposed strategies that represent a somewhat different policy approach to certain issues. These were originally provided to the Commission in the August 12 staff memorandum and are summarized below:

- An increased emphasis on and opportunity for mixed-use development.
- Identification of specific transportation system improvements, including recommendations for widening certain existing roads and establishing new road connections/corridors to improve access in certain areas.
- An increased focus on ensuring affordable housing opportunities, proposed to be accomplished by the creation of an Affordable Dwelling Unit Program pursuant to the enabling legislation provided in the State Code (§15.2-2305).
- An increased focus on blight reduction and property maintenance by adopting and enforcing Part III of the Virginia Uniform Statewide Building Code and by implementing a program to encourage and facilitate enhancement and redevelopment of abandoned and unsightly properties, whether through outright purchase or through negotiation of maintenance easements, and that a dedicated funding source to accomplish this be established by the 2008 Fiscal Year.
- Development of a Greenway system that would be a coordinated system of walkways, bikeways, open space, linear parkland, and other natural areas designed and implemented with the objective of creating a continuous “greenway” from one end of the County to the other, and with “spurs” running from that spine system to provide connections to schools, parks and residential areas.
- Increased emphasis on historic resources, including a new separate chapter dealing with the County’s historic resources and recommending ways that those resources can be protected and enhanced.
- Increased emphasis on hazard mitigation through the incorporation of the Peninsula Regional Hazard Mitigation Plan, by reference, once it is adopted. The mitigation planning process, which is a cooperative effort among the Peninsula jurisdictions, is a federal requirement and prerequisite to obtaining federal disaster

mitigation funds in the future and its eventual adoption, which will be through separate action of each of the participating governing bodies, will ensure the County's eligibility to compete for those funds.

## **PROPOSED REVISIONS**

In response to some of the issues outlined above and comments that have been received, and also to address other items of the draft plan where inaccuracies, inconsistencies, or information that was inadvertently omitted have been identified, staff has proposed various revisions to the July 27 draft. The specific changes appear on the draft replacement pages, dated September 7, 2005, attached to this memorandum and described below:

### 1. Introduction

- Information about the Planning Commission's review of the draft plan has been added.

### 1. Community Facilities

- The objective of maintaining a five-minute average fire and emergency response time to at least 90% of the County's land area, which was omitted from the July 27 draft, has been reinstated.
- Proposed changes to the objectives and implementation strategies have been added to clarify the need for training facilities for fire and rescue and law enforcement personnel and other County agencies.

### 1. Environment

- Information relating to the sewer, water, and stormwater program that appears in the Utilities element of the current plan, including various objectives and implementation strategies, has been added.

### 1. Historic Resources

- A slightly reworded implementation strategy relating to historic preservation has been moved from the Land Use element.
- Information on the County's historical highway markers has been expanded, including the actual text that appears on the markers.
- Information on the housing of Prisoners of War at Camp Peary during World War II has been added.
- A map of historic sites has been included.

1. Transportation element

- The discussion of airport issues in the Transportation element has been revised following discussions with the Virginia Department of Aviation about the *Virginia Air Transportation System Plan* and the status of the “super-port” proposal.
- Based on input received from the Historic Triangle Bicycle Advisory Committee (of which York County is a member), the draft plan recommends amending the Regional Bikeway Plan by adding proposed shoulder bike lanes along Route 143 between East Rochambeau Drive and Route 132 and a conceptual bicycle crossing of Interstate 64 in the area of Newman Road. In addition, staff has proposed a bicycle crossing of the small area between Lakeshead Drive and the Colonial Parkway, which is owned by the National Park Service, to link West Queens Drive in the Queens Lake subdivision with the Parkway.
- In response to concerns raised about the condition of Charles Road, staff proposes that this road be added to the list of proposed secondary road rehabilitation/repaving projects that appears in Table 4 of the Transportation element, whether or not there is any connection between Whispering Pines and Yorkville Road.

1. Land Use element

- Based on input from Skimino area residents, staff has proposed revisions to the text of the Land Use element relative to the proposed Mixed-Use overlay designation and the proposed Land Use designations for the Skimino area. Although these revisions do not incorporate all of the changes proposed by the citizen, they are intended to reflect most of the points that were recommended.
- Information relating to telecommunications towers that appears in the Utilities element of the current plan has been added to the discussion of community character and appearance in the Land Use element.
- Land use acreage figures in Tables 1 and 2 have been updated.

In addition, the 2025 Land Use Map that was distributed to the Commissioners at the August 24 meeting will be included in the plan, and the sub-area maps will be adjusted to reflect that map so that the proposed land use designations will be depicted with colors rather than labels. There are no proposed changes to the designations themselves but just to the manner in which they are portrayed graphically.

In addition to these changes proposed by the Steering Committee, staff has since identified several objectives and strategies in the 1999 adopted plan, mainly in the Utilities element, that inadvertently were not carried forward into the draft 2005 plan. These have been noted in italics in the attached comparison matrix, and staff recommends that they be added to the draft plan where appropriate.

## **RECOMMENDATION**

The revisions proposed by staff are intended to clarify the intent of the Steering Committee in developing its recommendations and, in some cases, incorporate additional information received through the review process after the Committee completed its work. In no cases do any of the proposed revisions deviate from the vision and direction articulated by the Steering Committee. Staff recommends that the Commission certify the draft plan dated July 27, 2005, including the attached amendments dated September 7, 2005, and forward it to the Board of Supervisors with a recommendation of adoption. This can be accomplished through the adoption of proposed Resolution No. PC05-38.

TCC

Attachments

- Planning Commission minutes, August 24, 2005
- Comprehensive Plan contact log
- Letter from Victoria Gussman dated August 19, 2005
- Letter from Andrew Petkofsky dated August 23, 2005
- Letter from Paul W. Garman to Timothy C. Cross dated August 25, 2005
- Proposed *Comprehensive Plan* revisions dated September 7, 2005
- Proposed Resolution No. PC05-38